

## SUMMER PLACE APARTMENTS QUALIFYING CRITERIA

We are delighted that you are interested in leasing a apartment home in our community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us:

1. A seperate rental application must be fully completed, dated and signed by each of the applicants and co-applicants. Spouses can complete one rental application.
2. The rental application will be reviewed at the time of submission to ensure we have all information needed to determine your eligibility.
3. Each applicant must provide a government photo I.D and allow it to be photo copied.
4. Applicants who are first-time renters or who do not have sufficient income may still qualify by having the lease guaranteed by a guarantor. The guarantor/co-signer must have a income of **3 times** the rent and must meet all other qualifying criteria. The guarantor/co-signer must complete and sign a lease guaranty agreement. The lease may be guaranteed by anyone over the age of 21 that makes sufficient income and has no broken lease contracts.
5. If applicant's family will be occupying the apartment , the family size must be appropriate for the available apartment. No more than 2 persons per bedroom. Children younger then six months are not considered occupants of the apartment at the time of lease signing. When children turn 6 months old they are considered occupants.
6. Employment and monthly income must be verifiable. The total monthly income of all applicants must be **3 times** the rent. We must have 3 pay check stubs as proof of income or a bank statement that reflects your paychecks being deposited into your bank account. If you do not qualify with 3 times the rent then you will be asked to get a guarantor/ co-signer.
7. **Applicant (s) may be denied occupancy for the following reasons:**
  - Falsification of application by any applicant
  - Incomplete application by any applicant
  - Insufficient income (total of all applicants)
  - Criminal convictions history of violent or sexual crimes, drug possession, robbery committed by any applicant or by other occupants (including children) who plan to live in the apartment.
  - Poor credit history of any applicant (credit reports are obtained, previous bankruptcy requires an additional security deposit equal to 1 months rent.
  - Poor rental history of any applicant (rental history reports will be obtained).
  - Rental history of :
    - Non-payment or frequent late payments of rent
    - Eviction
    - Drug use
    - Poor housekeeping
    - Poor supervision of applicant's children
    - Unruly or destructive behavior by applicant, applicants children or applicants' guests.

***We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or familial status.***